	U.S. Department of Justice Office of the United States Trustee Region 2						
	Eastern District of New York						
IN RE:	CHAPTER 11						
VORAS ENTERPRISE INC.,	CASE NO. 17-45570 (NHL)						
DEBTOR.	<pre>} }</pre>						
DEBTOR'S AMENDED POST-CONFIRMATION MONTHLY OPERATING REPORT FOR THE PERIOD FROM August 1, 2019 TO August 31, 2019 Comes now the above-named debtor and files its Post-Confirmation Monthly Operating Report in accordance with the Guidelines established by the United States Trustee and FRBP 2015. In accordance with 28 U.S.C. Section 1746, I declare under penalty of perjury that I have examined the information contained in this report and it is true and correct to the best of my knowledge. Signed: Date: 9-24-19 Wathaniel Montagonies Print Name Title							

Note: The original Monthly Operating Report is to be filed with the Court and a copy simultaneously provided to the United States Trustee. Monthly Operating Reports must be filed by the 20th day of the following month.

Attorney's Address

and Phone Number:
Archer & Greiner, P.C.
630 Third Avenue
New York, NY 10017
Bar No. __2235315
Tel. __(212) 682-4940

Debtor's Address

and Phone Number:

ATTACHMENT NO. 1

		YES*	NO
Ι.	Have any assets been sold or transferred outside the normal course of business, or outside the Plan of Reorganization during this reporting period?		Х
2.	Are any post-confirmation sales or payroll taxes past due?		Х
3.	Are any amounts owed to post-confirmation creditors/vendors over 90 days delinquent?		Х
1.	Is the Debtor current on all post-confirmation plan payments?		Х

^{*}If the answer to any of the above questions is "YES," provide a detailed explanation of each item on a separate sheet.

NSURANCE INFORMATION		
	YES	NO*
Are real and personal property, vehicle/auto, general liability, fire, theft, worker's compensation, and other necessary insurance coverages in effect?	Х	
Are all premium payments current?	Х	

^{*}If the answer to any of the above questions is "NO," provide a detailed explanation of each item on a separate sheet.

TYPE of POLICY and CARRIER	Period of Coverage	Payment Amount and Frequency	Delinquency Amount
Liability Endurance American Insurance Company	4/20/2019 - 4/20/2020	\$5,635.78 per month	\$0

DESCRIBE REPRESENTATIONS OF THE PROPERTY OF TH
DESCRIBE PERTINENT DEVELOPMENTS, EVENTS, AND MATTERS DURING THIS REPORTING PERIOD:
Estimated Date of Filing the Application for Final Decree:

ATTACHMENT NO. 2

CHAPTER 11 POST-CONFIRMATION SCHEDULE OF RECEIPTS AND DISBURSEMENTS

Case Name:	Voras Enterprise Inc.	
Case Number:	17-45570 (NHL)	
Date of Plan Co	2-May-19	

All items must be answered. Any which do not apply should be answered "none" or "N/A".

				Monthly	Post Confirmation Total
1.	CASH	(Beginning of Period)	\$	578,473.76	\$
			A		
2.	INCOME or RECEIPTS during the Period		\$	40,569.05	\$
			-		
3.	DISBU	URSEMENTS			
	a. O	perating Expenses (Fees/Taxes):			
	(i)	U.S. Trustee Quarterly Fees	\$	118,309.15	\$
	(ii	i) Federal Taxes			
	(ii	om-server comments.			
	(iv	v) Other Taxes			
	1	II O II O II II II	Φ.	164.010.55	Φ.
	b. A l	ll Other Operating Expenses:	a	164,019.55	\$
	c. Pl	lan Payments:*			
	(i)		\$		\$
	(ii	i) Class One			
	(ii	ii) Class Two			
	(iv	v) Class Three			
	(v	c) Class Four			
		(Attach additional pages as needed)			
	Total :	Disbursements (Operating & Plan)	\$	282,328.70	\$
1	G 1 G	(\$	226 51111	Φ.
1.	CASH (End of Period)			336,714.11	\$

^{*} This includes any and all disbursements made under the plan of reorganization or in the ordinary course of the reorganized debtor's post-confirmation business, whether the disbursements are made through a trust, by a third party, or by the reorganized debtor.

ATTACHMENT NO. 3

CHAPTER 11 POST-CONFIRMATION BANK ACCOUNT RECONCILIATIONS

Acc	ount	Acco	unt	Account #3	Account #4
Cap	Capital One		tal One		
75	7528365315		28663723		
Ope	Operating Acct.		ty Acct.		
Che	Checking Checking		king		
\$	336,714.11	\$	1,000.00		
\$	-	\$	-		
\$	31,157.65	\$	-		
\$	305,556.46	\$	1,000.00		
	#1 Cap 7: Ope Che \$ \$	Capital One 7528365315 Operating Acct. Checking \$ 336,714.11 \$ - \$ 31,157.65	#1 #2 Capital One Capi 7528365315 75 Operating Acct. Utili Checking Chec \$ 336,714.11 \$ \$ - \$ \$ 31,157.65 \$	#1 #2 Capital One Capital One 7528365315 7528663723 Operating Acct. Utility Acct. Checking Checking \$ 336,714.11 \$ 1,000.00 \$ - \$ - \$ \$ 31,157.65 \$ -	#1 #2 #3 Capital One Capital One 7528365315 7528663723 Operating Acct. Utility Acct. Checking Checking \$ 336,714.11 \$ 1,000.00 \$ - \$ - \$ \$ 31,157.65 \$ -

Note: Attach copy of each bank statement and bank reconciliation.

Investment Account Information Bank / Account Name / Number	Date of Purchase	Type of Instrument	Purchase Price	Current Value

Note: Attach copy of each investment account statement.

ATTACHMENT NO. 4

CHAPTER 11 POST-CONFIRMATION CASH/DEBIT/CHECK DISBURSEMENTS DETAILS

Name of Bank	
Account Number	
Purpose of Account (Operating/Payroll/Personal)	
Type of Account (e.g., Checking)	

Check	Date of			
umber	Transaction	Payee	Purpose or Description	Amount
		PLEASE SEE BANK STATEMENT	AND RECONCILIATION	
		ANI)	
		PLEASE SEE CLOSIN		
		1 == 10 = 0 = 0 = 0 = 0 = 0		
		CLOSING STATEMENT WAS DEC	COPNED AND DEPODIED DUDING	
	 	ILINE 2010 AND INCLUDED FOR	CORDED AND REPORTED DURING INFORMATIONAL PURPOSES ONLY	
	 	JUNE 2019 AND INCLUDED FOR	INFORMATIONAL PURPOSES ONLY	
	-			
	-			-
	-			
				_
		7		
	1			
	1		7	
	+			
	-			
			TOTAL	\$

			101712	Ψ
	riod have not been delivered to the payee, pred delivery date of check.	ovide details, including the payee, amour	nt, explanation	for



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VORAS ENTERPRISE INC.
DEBTOR-IN-POSSESSION CASE NO. 17-45570
132 RALPH AVE
BROOKLYN NY 11233

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ACCOUNT SUMMARY FOR PERIOD AUGUST 01, 2019 - AUGUST 30, 2019

Spark Basic Checking	5315	VORA	S ENTERPRISE INC.
Previous Balance 07/31/19	\$578,473.76	Number of Days in Cycle	30
3 Deposits/Credits	\$40,569.05	Minimum Balance This Cycle	\$311,762.45
4 Checks/Debits	(\$282,328.70)	Average Collected Balance	\$475,584.63
Service Charges	\$0.00		
Ending Balance 08/30/19	\$336,714.11		

ACCOUNT DETAIL FOR PERIOD AUGUST 01, 2019 - AUGUST 30, 2019

Spark	Basic Checking 5315		VORA	S ENTERPRISE INC.
Date	Description	Deposits/Credits	Withdrawals/Debits	Resulting Balance
08/01	ACH Withdrawal CON ED OF NY INTELL CK 080119 VORAS ENTERPRISE INC.D *************0053		\$4,019.55	\$574,454.21
08/06	Check 207		\$10,000.00	\$564,454.21
08/12	Customer Deposit	\$12,333.75		\$576,787.96
08/12	Customer Deposit	\$3,283.64		\$580,071.60
08/19	Check 210		\$150,000.00	\$430,071.60
08/21	Check 211		\$118,309.15	\$311,762.45
08/23	Customer Deposit	\$24,951.66		\$336,714.11
Total		\$40,569.05	\$282,328.70	

Spark Basic Checking 5315						VORAS	ENTERPRISE INC.	
Checks * de	esignates gap	in check sequence						
Check No.	Date	Amount	Check No.	Date	Amount	Check No.	Date	Amount
207	08/06	\$10,000.00	210*	08/19	\$150,000.00	211	08/21	\$118,309.15

Thank you for banking with us.

PAGE 1 OF 2



9/13/2019

Voras Bank Acct.- Capital One

Bank Reconciliation Report 8/30/2019

5315

Posted by: ebrown on 9/13/2019

Balance Per Bank Statement as of 8/30/2019

336,714.11

Outstanding Checks

Check Date	Check Number	Payee	Amount
8/16/2019	209	throoplic - Throop Owner LLC	31,157.65
Less:	Outstanding Checks		31,157.65
	Reconciled Bank Ba	lance	305,556.46
Balance per G	L as of 8/30/2019		305,556.46
	Reconciled Balance	Per G/L	305,556.46
Difference	(Reconciled Bank Bala	ance And Reconciled Balance Per G/L)	0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/30/2019	215838318	coned - ConEdison	4,019.55	8/30/2019
8/6/2019	207	payroll - NEBHDCo-Payroll-Janitorial Fees	10,000.00	8/30/2019
8/16/2019	210	nebhdco - NEBHDCo	150,000.00	8/30/2019
8/16/2019	211	ustrustee - office of the U S Trustee	118,309.15	8/30/2019
Total Cleared	Checks		282,328.70	<u>-</u>
Cleared Depos	sits			-
Date	Tran #	Notes	Amount	Date Cleared
8/12/2019	49		12,333.75	8/30/2019
8/12/2019	50		3,283.64	8/30/2019
8/23/2019	51		24,951.66	8/30/2019
Total Cleared	Deposits		40,569.05	5

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VORAS ENTERPRISE INC. UTILITY DEBTOR-IN-POSSESSION CASE NO. 17-45570 132 RALPH AVE **BROOKLYN NY 11233**

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ACCOUNT SUMMARY FOR PERIOD AUGUST 01, 2019 - AUGUST 30, 2019

Commercial Checking	3723	VORAS	S ENTERPRISE INC.
Previous Balance 07/31/19	\$1,000.00	Number of Days in Cycle	30
0 Deposits/Credits	\$0.00	Minimum Balance This Cycle	\$1,000.00
0 Checks/Debits	\$0.00	Average Collected Balance	\$1,000.00
Service Charges	\$0.00		
Ending Balance 08/30/19	\$1,000.00		

ACCOUNT DETAIL FOR PERIOD AUGUST 01, 2019 - AUGUST 30, 2019

Comme	ercial Checking 3723		VORA	S ENTERPRISE INC.
Date	Description	Deposits/Credits	Withdrawals/Debits	Resulting Balance
08/01				\$1,000.00
	No Account Activity this Statement Period			
08/30				\$1,000.00
Total		\$0.00	\$0.00	
No Items	s Processed			

Thank you for banking with us.





Voras Bank Account - Capital One Bank Reconciliation Report 8/31/2019

Acc# ' 3723

Opening Book Balance	\$ 1,000.00
Deposits	-
Disbursements	-
Book Balance	\$ 1,000.00
Outstanding Checks -	
Total Outstanding Checks	
Deposit in Transit	-
Adjusted Book Balance	\$ 1,000.00
Bank Balance-8/31/2019	1,000.00
Differnce (Reconciled Bank Balance and Book Balance)	 -

VORAS ENTERPRISE INC.

to

THROOP OWNER LLC

Sale of: 601-619 Throop Avenue Brooklyn, New York

CLOSING STATEMENT

SPERBER DENENBERG & KAHAN, P.C.

By: Seth Denenberg, Esq. 48 W. 37th Street, 16th Floor New York, New York 10018

Tel.: (917) 351-1335 Fax: (917) 351-1303

CLOSING STATEMENT

601-619 THROOP AVENUE, BROOKLYN, NEW YORK VORAS ENTERPRISE INC. TO THROOP OWNER LLC

DATE OF CLOSING: June 27, 2019

PREMISES: 601-619 Throop Avenue, Brooklyn, New York

PLACE OF CLOSING: Goldberg Weprin Finkel Goldstein LLP

1501 Broadway, 22nd Floor New York, New York 10036

PRESENT AT CLOSING

SELLER: Voras Enterprise Inc.

By: Jeffrey Dunston, President

SELLER'S ATTORNEY: Sperber Denenberg & Kahan, P.C.

By: Seth Denenberg, Esq. & Amanda

Attenasio, Esq.

BUYER: Throop Owner LLC

By: John Travis Stabler

BUYER'S ATTORNEY: Rosenberg & Estis

By: Stefanie Graham, Esq.

TITLE COMPANY: Riverside Abstract

By: Steven Weinreb

BROKER: Keen Summit Capital Partners LLC

By: Harold Bordwin

FINANCIAL STATEMENT

601-619 THROOP AVENUE, BROOKLYN, NEW YORK VORAS ENTERPRISE INC. TO THROOP OWNER LLC

Purchase Price: the sum of: (a) the amount necessary to pay all administrative, professional, priority, secured, and unsecured claims and costs of closing in the Bankruptcy Case in cash, in full, from the proceeds of sale (the "100-cent Plan Amount"); and, (b) the difference between the 100-cent Plan Amount and \$12,000,000.00 (the "Charitable Contribution"), but in no event shall the purchase price exceed twelve million and 00/100 (\$12,000,000.00) dollars. The Charitable Contribution shall be paid, as a charitable contribution, to Northeast Brooklyn Housing Development Corporation ("NEB"), a 26 U.S.C. §501(c) (3) organization.

	PURCHASER	SELLER
Sale price		\$12,000,000.00
Down payment	\$1,000,000.00	
Real Estate Tax Adjustment from 6/28/19 to 6/30/19 (\$97,549.90/91, \$1,071.97 * 3 days)		\$3,215.91
Water Adjustment from 5/23/19 to 6/27/19 (\$282.83/84, \$3.36* 36 days)	\$120.96	
Rent Adjustment from 6/28/19 to 6/30/19 (27,913.89/30, \$930.46* 3 days	\$2,791.38	
Security Deposit Adjustment	\$4,000.00	
Other: Open violation fines	\$89,973.45	
TOTAL CREDITS:	\$1,096,885.79	\$12,003,215.91
BALANCE DUE AT CLOSING		\$10,906,330.12

Checks to be paid at closing by Buyer: \$10,906,330.12

Disbursed as follows: see attachment

Escrow Reconciliation \$1,000,000.00 (downpayment)

Escrow disbursed as follows: see attachment

Other escrow payments \$90,000.00 (\$20,000.00 April, \$20,000.00 May, \$50,000.00 June)

Disbursed as follows:

Voras Enterprise Inc. \$90,000.00

PAYEE	REASON	AMOUNT PAID	HOW PAID
Sperber Denenberg & Kahan, P.C	Special real estate counsel legal fee as per Order dated June 2, 2019	\$25,220.00	Check From SDK Escrow (downpayment)
Archer & Greiner P.C.	Bankruptcy counsel legal fee as per Order dated June 2, 2019	\$671,004.74	Check From SDK Escrow (downpayment)
Riverside Abstract	title charges	\$23,737.93	Wire from Buyer to Old Republic and Wire from Old Republic to Payee
New York City Water Board	Account: 8000296788001 Claim of \$35,239.34	\$33,884.92	Paid through Riverside Abstract (see title invoice)
New York City Department of Finance	Claim of \$95,434.75	\$107,606.09	Paid through Riverside Abstract (see title invoice)
NYC Office of Administrative Trials and Hearings	Violation #012054266Y, Claim of \$5,320.64	\$6,203.85	Paid through Riverside Abstract (see title invoice)
NYCTL 2017-A TRUST MTAG	Lien #1796140, payoff good through 7/2/19 (Attorney, Nickolas Karavolas, Phillips Lytle LLP)	\$214,813.25	Paid through Riverside Abstract (see title invoice)
NYCTL 2018-A TRUST MTAG	Lien #1921608, payoff good through 7/2/19 (Attorney, Nickolas Karavolas, Phillips Lytle LLP)	\$253,523.13	Paid through Riverside Abstract (see title invoice) through title
Internal Revenue Service	Claim of \$15,528.00, payoff good through 7/1/19	\$17,677.32	Check From SDK Escrow (downpayment)
Keen Summit Capital Partners LLC	Broker Fee	\$510,000.00	Wire from Buyer to Old Republic and Wire from Old Republic to Payee
124 NY, Inc	Mortgage payoff	\$4,742,973.11	Wire from Buyer to Old Republic and Wire from Old Republic to Payee
NY 101 INC	Mortgage payoff	\$3,758,785.97	Wire from Buyer to Old Republic

STAGG, TERENZI, CONFUSIONE & WABNIK, LLP Mortgage payoff S99,012.00 Wire from Buyer to Old Republic to Payee Deguerre Law Firm, P.C., as attorneys for New York Design Architects, LLP Deguerre Law Firm, P.C. Attorney fee for preparation of release Claim of \$547,165.18, payoff good through 6/28/19 Consolidated Edison Company of NY Inc. Consolidated Edison Company of Payoff good through 6/28/19 Imperial Fire Protection Systems NEBHDCo Payoff good through 6/28/19 NEBHDCo Payoff good through 6/28/19 NEBHDCo Payoff good through 6/28/19 S940,188.91 Wire from Buyer to Old Republic to Payee Voras Enterprise Inc. Charitable Contribution as per page 26 of the Order Voras Enterprise Inc. Charitable Contribution as per page 26 of the Order Contribution as per page 26 of the Order Cold Republic to Payee Wire from Buyer to Old Republic to SDKPC and wire from SDCPC to Payee Voras Enterprise Inc. S125,000.00 Wire from Buyer to Old Republic and Wire from SDCPC to Payee Check From SDK Escrow (downpayment) Voras Enterprise Inc. S215,600.96 Wire from Buyer to Old Republic to SDK PS Serow (downpayment) Voras Enterprise Inc. S215,600.96 Wire from Buyer to Old Republic to SDK PC and wire from SDK Escrow (downpayment) Voras Enterprise Inc. Charitable Contribution as per page 26 of the Order Voras Enterprise Inc. S215,600.96 Wire from Buyer to Old Republic to SDKPC and wire from SDK Escrow (downpayment) Voras Enterprise Inc. S215,600.96 Wire from Buyer to Old Republic to SDKPC and wire from SDK Escrow (downpayment)			<u> </u>	
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Preparation of release SDK Escrow (downpayment)	Architects, LLP	6/28/19		(downpayment)
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ETTER EXHIBIT	<u>BRIEF DESCRIPTION</u>
"A"	Contract of Sale & Riders
"B"	Attorney General Approval, Case No OA6-AL-2018-64
"C"	Order of Bankruptcy Court, Case No 17-45570
"D"	Deed; Transfer Tax Forms; Assignment & Assumption Agreement; Assignment & Assumption of Leases; FIRPTA; Seller's Title Affidavit; Secretary's Certificate; Unanimous consent;
"E"	Title Indemnity and Depository Agreement and proofs of payments
«F»	Settlement Statement, wire confirmations, copies of checks, payoff statements and proof of mailing of payments